



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:36:35
 Page 1

Assessment Data					Primary Image									
Account	660006357													
Parcel ID	21N16E-07-3-00000-000-0000													
Cadastral ID	07-21-16-09720													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	332449													
PARK, PHILLIP SHERMAN & CATHY RENEE														
2939 W BERWICK ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02939 W BERWICK													
Subdivision														
Lot/Block	/	Parcel Size	.79 - Acres											
Sec/Twn/Rng	7 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31015433 -95.64650606														
TR IN GOV'T LOT 4, BEG SE/C LOT 4, N 1015.36' TO POB, N 105', S 80 07 W 143.12', S 31- 39 W 182.38', TO PT ON CURVE, SELY ALG CURVE CENTRAL ANGLE 11-59 & RAD = 325.21', 68.08', S 38-30 E 6.92' N 55 08 E 225. 10' TO POB														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	STEINBROOK, GARY L &	10/12/2020	347,000	YES										
2498/876	STEINBROOK, GARY L &	09/10/2015	0	4										
834/654			21,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2021	Land Value	25,891	25,891	11%	2,848	Assessed	41,304 3,817.73						
Year Frozen	0	Improvements	349,602	349,602		38,456	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	375,493	375,493		41,304	Total Taxable	40,304 3,725.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006357	PARK, PHILLIP SHERMAN &	17	368,197	1000	39,502	3,651.00							
2024	2024-660006357	PARK, PHILLIP SHERMAN &	17	408,614	1000	40,870	3,777.00							
2023	2023-660006357	PARK, PHILLIP SHERMAN &	17	370,821	1000	39,651	3,632.00							
2022	2022-660006357	PARK, PHILLIP SHERMAN &	17	371,689	1000	38,467	3,561.00							
2021	2021-660006357	PARK, PHILLIP SHERMAN &	17	348,340	1000	37,318	3,295.00							
2020	2020-660006357	STEINBROOK, GARY L &	17	310,667	0	33,776	3,093.00							
2019	2019-660006357	STEINBROOK, GARY L &	17	293,999	0	32,168	2,979.00							
2018	2018-660006357	STEINBROOK, GARY L &	17	305,269	0	30,636	2,831.00							
2017	2017-660006357	STEINBROOK, GARY L &	17	302,123	0	29,178	2,680.00							
2016	2016-660006357	STEINBROOK, GARY L &	17	293,810	0	27,788	2,608.00							
2015	2015-660006357	STEINBROOK, GARY L &	17	287,380	0	26,465	2,387.00							
2014	2014-660006357	STEINBROOK, GARY L &	17	293,014	0	25,205	2,337.00							
2013	2013-660006357	STEINBROOK, GARY L &	17	275,080	0	24,005	2,197.00							



Rogers

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Date 04/17/2026
 Time 03:36:35
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.79		
Non-Ag Acres	0.6754		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	29,422.00 x .88 = 25,891		
Factor Value			
Adjustments	1.0000		
Lot Value	25,891		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-10\IMG_0061 5/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	EXEC EXCEPTIONAL
Style	100% Two Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,441 / 2,882
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,441
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	363,970	126.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.30	Total Misc Impr	+ 75,539
Roofing Adj	+ 2.89	Garage Cost	+ 24,488
Subfloor Adj	+ -1.86	Total RCN	= 489,529
Heat/Cool Adj	+ 14.47	Depreciation (34%)	- 166,440
Plumbing Adj	+ 9.35	Lump Sums	+ 4,779
Basement Adj	+ 0.00	RCNLD	= 327,868
Adj Base Cost	= 135.15	Lot Value	+ 25,891
Total Area	x 2,882	Indicated Value	= 353,759
Adjusted Cost	= 389,502	Value Per SqFt	122.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	327,868		
Lot Value	25,891		
Indicated Value	353,759	122.75	Per SqFt
Agland Value			
Site Improvements	21,734		
Total Value	375,493	130.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PATO	SLAB PORCH - OPEN	15515	12x10		120	12.72		1,526
EPSW	ENCLOSED PORCH - SOLID WALL	15516	18x10		180	75.93		13,667
PRCH	SLAB PORCH - COVERED	15517	371		371	28.24		10,477
EPSW	ENCLOSED PORCH - SOLID WALL	15518	26x23		598	72.64		43,439
WODO	WOOD DECK - OPEN	15519	229		229	23.19	10%	4,779



Rogers

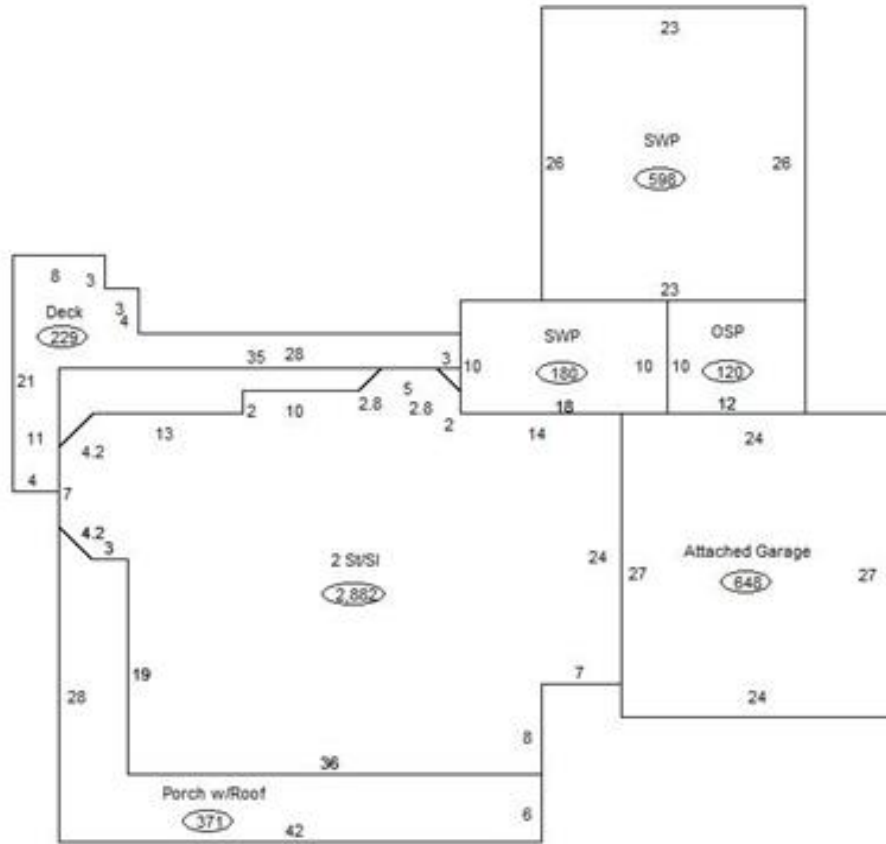
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Date 04/17/2026
 Time 03:36:35
 Page 3

Sketch Image

660006357



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,441	2.000	2,882
2	G	1		13	Attached Garage	648	1.000	648
3	M	PATO		13	Open Slab	120	1.000	120
4	M	EPSW		13	EPSW	180	1.000	180
5	M	PRCH		13	SLBC	371	1.000	371
6	M	EPSW		13	EPSW	598	1.000	598
7	M	WODO		13	WODO	229	1.000	229
Total Building Area						1,441		2,882



Rogers




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Date 04/17/2026
 Time 03:36:35
 Page 4

660006357

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			196	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 196)		917		917	183	734
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	9,000	21,000
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						